

FINAL PLAT
MAGNOLIA COMMONS ADDITION
TO
THE CITY OF SALINA
SALINE COUNTY, KANSAS

TRACT IN NE/4 & NW/4
SECTION 35 TOWNSHIP 14 SOUTH
RANGE 3 WEST
SALINE COUNTY, KANSAS

SUBDIVISION LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) AND NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP FOURTEEN (14) SOUTH, RANGE THREE (3) WEST OF THE 6TH P.M., IN THE CITY OF SALINA, SALINE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE ON AN ASSUMED BEARING OF S 00°05'03" E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 53.74 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF INTERSTATE 135; THENCE N89°38'58"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 58.54 FEET; THENCE S81°24'20"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 604.86 FEET; THENCE S26°06'00"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 310.39 FEET; THENCE S41°39'40"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 490.45 FEET; THENCE S30°57'48"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 253.11 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5579.58 FEET, A CHORD LENGTH OF 695.96 FEET, A CHORD BEARING OF S 08°56'14"E, AN ARC LENGTH OF 696.41 FEET; THENCE S 89°52'49" W A DISTANCE OF 1365.11 FEET; THENCE N 00°05'03" W, A DISTANCE OF 1696.40 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE S89°34'44" E, ALONG SAID NORTH LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,759,840.39 SQUARE FEET OR 40.40 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS

COUNTY OF SALINE

SS

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property was surveyed in August, 2008, and subdivided by me, or under my direct supervision; that all Subdivision Regulations of the City of Salina have been complied with in the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief. Given under my hand at Salina, Kansas this 23 day of August, A. D. 2010.

MARJ L. MARTIN, RLS 1353

Section 35, Township 14 South, Range 3 West
SECTION CORNER TIES:

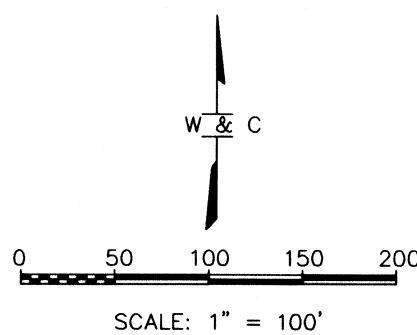
N/4 Corner
Found Alum. Cap with Rebar stamped Schwab Eaton KS LS-112
SE Corner of East RCB Headwall 69.4' NE
West RCB headwall 42.90' NNW
Top center of telephone pedestal 35.35' NW
Top center of telephone pedestal 41.00' SSW
Top center of Right of Way marker 79.55' SSE
Spike and Washer in Fiber Optic Marker Post 58.65' NNE

NW/4 corner
Found 3/4" rebar
"X" Cut on NE corner of headwall 23.06' SE
"X" Cut in NW corner of headwall 17.15' SW
Spike and KDOT Washer in top of guardrail post 13.25' NW
Center of N/S RR tracks 80.15' E
Center of Magnolia Road 20.40' N

LEGEND

- Found 1" Rebar with cap stamped "Landmark CLS-116"
- Set 5/8" rebar with metal cap stamped "Wilson & Co.-CLS 158" In concrete
- KDOT Right of Way Marker Found
- Section Corner Found
- Measured Distance
- Record Distance
- Point of beginning

- Subdivision Boundary Line
- Lot Line
- Building Setback Line
- Easement Line
- Restricted Access



C1 Curve for Subdivision Line
Radius = 5579.58' (M&R)
Arc length = 696.41' (M&R)
Chord length = 695.96' (M&R)
Chord Bearing = S 08°56'14" E(M)
S 08°59'47" E(R)

C2 for Lot 2
Radius = 5579.58'
Tangent length = 116.67'
Arc length = 233.31'
Chord length = 233.30'

C3 for Sign Easement Lot 3
Radius = 5579.58'
Tangent length = 15.22'
Arc length = 30.45'
Chord length = 30.45'

C4 East line of Lot 3
Radius = 5579.58'
Tangent length = 231.68'
Arc length = 463.10'
Chord length = 462.96'

C2 233.31' Lot 2
C4 463.10' Lot 3
C1 696.41' Subdivision

VICINITY MAP
(NOT TO SCALE)

WILSON
& COMPANY

1700 E. IRON AVENUE
SALINA, KANSAS
785.827.0433

WCEA FILE NO.: 0810041200
SHEET 1 OF 2

PLAT NOTES - MAGNOLIA COMMONS ADDITION

- Basis of Bearings is assumed N 00°05'03" W between the North Quarter corner of Section 35, Township 14 South, Range 3 West, Saline County, Kansas and the South Property Pin set by Landmark Surveying. This is the same bearing as recorded for tract described in Book 1170 Page 1503 Saline County Register of Deeds Office, Saline, KS.
- All monuments found have a known origin.
- All distances are measured in the field unless otherwise noted.
- Right-of-way dimensions for Magnolia Road and Interstate 135 were taken from the Right-of-way deed recorded at Book 374 Page 690 in the Saline County Register of Deeds office.
- Flood Statement: According to Flood Insurance Rate Map No. 200316 0070 B dated February 5, 1986, the subject property is located in Flood Zone C which is defined as an area of minimal flooding.
- All adjoining land is unplatted except for the Premier Addition which abuts the northwest corner of the Magnolia Commons Addition.
- Storm Drainage Easement: A drainage easement is hereby established on Lot 2, Block 1, except that portion designated as an access easement, to provide for detention of surface storm water in a pond constructed as approved by the City Engineer. All maintenance within this storm drainage easement shall be the shared right, duty and responsibility of the property owner(s) in the Magnolia Commons Addition, however, if maintenance is neglected or subject to other unusual circumstances and is determined to be a hazard of threat to public safety by the City Engineer, corrective maintenance may be performed by the City of Salina with costs assigned to and borne by said property owner(s). Officials representing the City Engineering Department shall have the right to enter upon the easement for purposes of periodic inspection and / or corrective maintenance of the detention facility. Upon receiving written approval from the City Engineer, property owner(s) may construct improvements within the easement, provided the improvement does not interfere with the function of the detention pond.
- The storm sewer inlets, pipelines and swales that collect storm water runoff from the parking lot on Lot 4, Block 1 and carry it to the public stormwater collection system shall be owned and maintained by the owner of Lot 4, Block 1.
- The dedication of Virginia Drive from Magnolia Road to the north property line of the abutting Com Co. of Kansas property on this plat fulfills the access requirement contained in the Memorandum of Easement recorded on Book 1170 Page 1503 in the Saline County Register of Deeds office. By filing of this plat, the easement described in the above noted Memorandum is hereby extinguished.
- Right-of-way for a temporary cul-de-sac turnaround at the south end of Virginia Drive is hereby dedicated by Com Co. of Kansas. Upon the extension of Virginia Drive south of the Magnolia Commons Addition, the governing body of the City of Salina shall vacate the cul-de-sac right-of-way and ownership shall revert back to the abutting property owner.

TEMPORARY CUL DE SAC LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP FOURTEEN (14) SOUTH, RANGE THREE (3) WEST OF THE 6TH P.M., IN SALINE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST SUBDIVISION CORNER OF MAGNOLIA COMMONS ADDITION;
THENCE ON AN ASSUMED BEARING OF N 00°05'03" W, ALONG THE WEST LINE OF SAID MAGNOLIA COMMONS ADDITION, A DISTANCE OF 4.56 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 125.66 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CHORD DISTANCE OF 103.92 FEET AND A CHORD BEARING OF N 00°05'03" W, TO A POINT ON THE WEST LINE OF SAID MAGNOLIA COMMONS ADDITION;
THENCE S 00°05'03" E, ALONG SAID WEST LINE, A DISTANCE OF 103.92 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 2,211.07 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

TEMPORARY CUL-DE-SAC
RIGHT OF WAY SHALL BE
VACATED WHEN STREET IS
CONTINUED.

Radius = 60.00'
Chord length = 103.92'
Arc length = 125.66'
Chord bearing = N00°05'03" W

30' Utility Easement
Dedicated by Separate Document

COM CO. OF KANSAS
UNPLATTED

FINAL PLAT
MAGNOLIA COMMONS ADDITION
TO
THE CITY OF SALINA
SALINE COUNTY, KANSAS

TRACT IN NE/4 & NW/4
SECTION 35 TOWNSHIP 14 SOUTH
RANGE 3 WEST
SALINE COUNTY, KANSAS

CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

This is to certify that the undersigned Proprietor, MAGNOLIA DEVELOPMENT PARTNERS, LLC, owns a portion of the land described in the plat, and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets as shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures under or upon the area marked for easements on this plat are hereby granted.

Given under my hand at Salina, Kansas this 26th day of April, A. D. 2010.

Robert J. Eckholt
MAGNOLIA DEVELOPMENT PARTNERS, LLC
ROBERT J. ECKHOLT, CHIEF EXECUTIVE MANAGER

ATTEST:

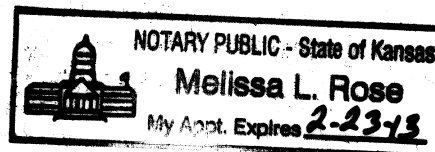
NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

I, Melissa L. Rose, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Robert J. Eckholt, Chief Executive Manager of Magnolia Development Partners, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner appeared before me this day in person and acknowledged that he signed and delivered the plat as his own free will and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of April, A. D. 2010.

Melissa L. Rose



CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

This is to certify that the undersigned Proprietor, COM CO. OF KANSAS, INC, owns a portion of the land described in the plat, and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets as shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures under or upon the area marked for easements on this plat are hereby granted.

Given under my hand at Salina, Kansas this 30 day of April, A. D. 2010.

John C. Marietta
COM CO. OF KANSAS
JOHN C. MARIETTA, PRESIDENT

ATTEST:

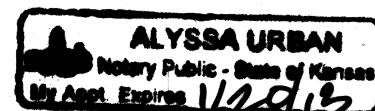
PATRICIA A. MARIETTA, SECRETARY

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

I, Alyssa Urban, a Notary Public in and for said county, in the state aforesaid, do hereby certify that John C. Marietta, President of Com Co. of Kansas, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner appeared before me this day in person and acknowledged that he signed and delivered the plat as his own free will and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of April, A. D. 2010.



CORPORATE OWNER'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

This is to certify that the undersigned Proprietor, PREMIER PROPERTIES LLC, owns a portion of the land described in the plat, and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets as shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures under or upon the area marked for easements on this plat are hereby granted.

Given under my hand at Salina, Kansas this 30th day of April, A. D. 2010.

Darrell Hills
PREMIER PROPERTIES, LLC
DARRELL HILLS, MANAGING MEMBER

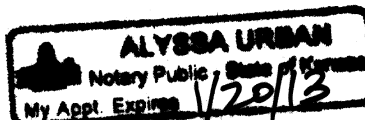
ATTEST:

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

I, Alyssa Urban, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Darrell Hills, Managing Member of Premier Properties, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner appeared before me this day in person and acknowledged that he signed and delivered the plat as his own free will and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of April, A. D. 2010.



Alyssa Urban

ABSTRACTOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

The undersigned, being a duly licensed and bonded abstractor or authorized representative thereof, hereby certifies that the above are the legal owners of the property shown on this plat.

Dated this 3rd day of May, A. D. 2010.

K. K. Kallin
CW Lyman Abstract Co, Inc

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

Reviewed in accordance with K. S. A. 58-2005 on this 4th day of May, A. D. 2010

David L. Smith
County Surveyor

COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

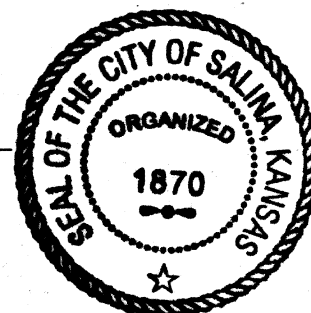
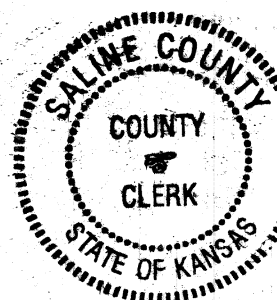
I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in this plat.

I further certify that I have received all statutory fees in conjunction with the plat.

Given under my hand and seal at Salina, Kansas this 30th day of April, A. D. 2010.

Don Merriman
Don Merriman, County Clerk

Lieu Ann Elsey
Lieu Ann Elsey, City Clerk



CERTIFICATE AS TO SPECIAL ASSESSMENTS

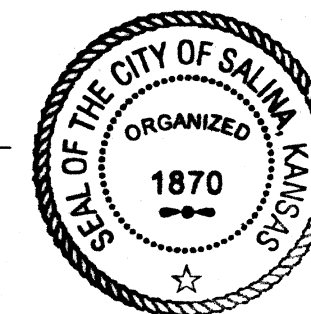
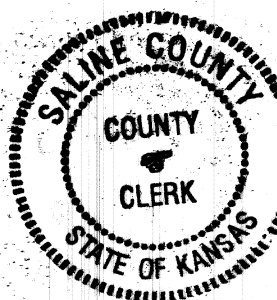
STATE OF KANSAS }
COUNTY OF SALINE } SS

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Given under my hand and seal at Salina, Kansas this 30th day of April, A. D. 2010.

Don Merriman
Don Merriman, County Clerk

Lieu Ann Elsey
Lieu Ann Elsey City Clerk



REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

Plat of MAGNOLIA COMMONS ADDITION filed of record in my office on this day of April, A. D. 2010, at 11:00 A.M., and duly recorded in Volume 124 of Plats, at Page 124.

Register of Deeds

Filing Fee of \$10.00 Paid.

SALINA CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SALINE } SS

Approved this 20th day of April, A. D. 2010.

SALINA CITY PLANNING COMMISSION
SALINA, KANSAS

Patrick Mikesell
Patrick Mikesell, Chairman

ATTEST:

Dean Andrew
Dean Andrew, Secretary

CERTIFICATE OF THE CITY COMMISSION

STATE OF KANSAS }
COUNTY OF SALINE } SS

Approved this 3rd day of May, A. D. 2010.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

A. G. Peck
Aron G. Peck, Mayor

ATTEST:

Lieu Ann Elsey
Lieu Ann Elsey, City Clerk

WILSON
& COMPANY

1700 E. IRON AVENUE
SALINA, KANSAS
785.827.0433